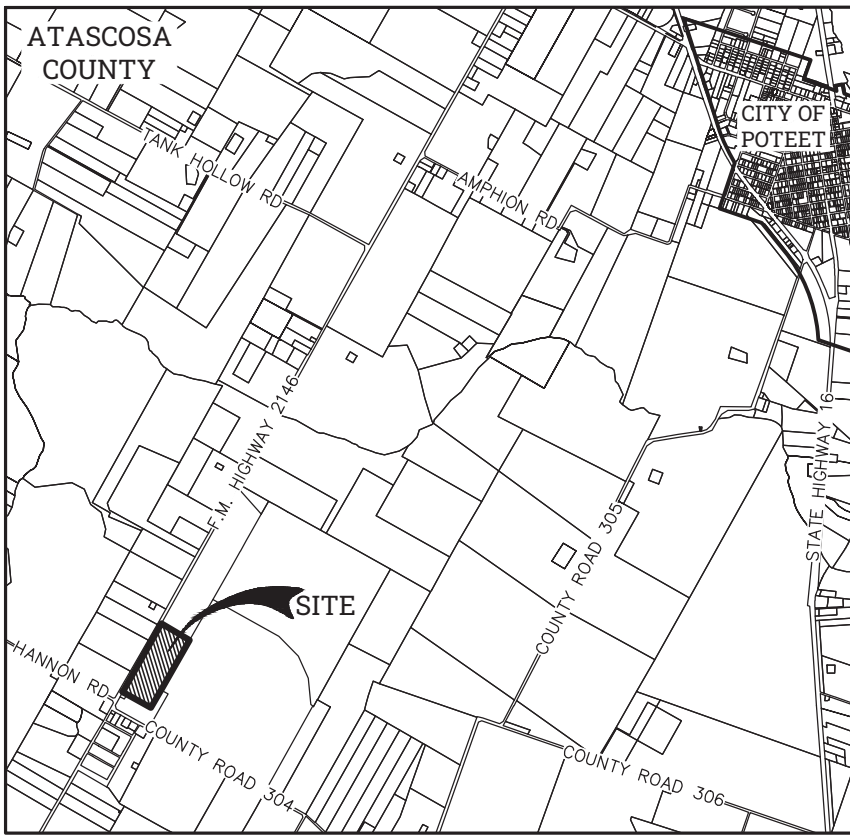
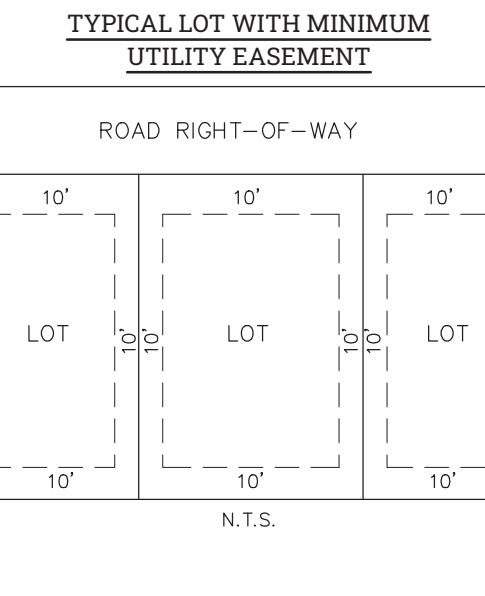
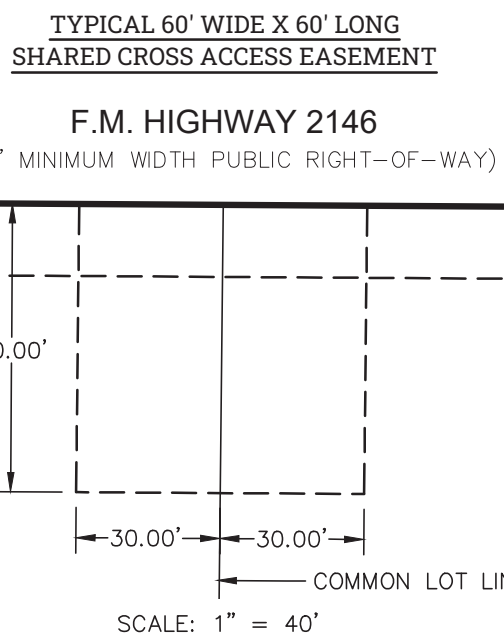
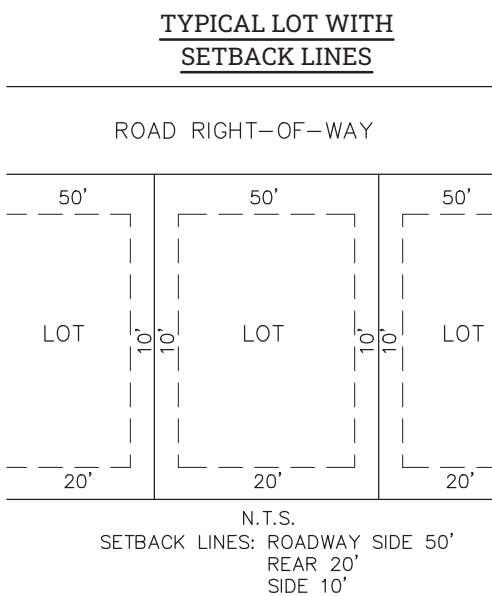




LOCATION MAP
1" = 5000'



LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	1			1
2.5-10 AC	9			9
> 10 AC				
TOTAL	10			10

PLAT INCLUDES 0 LF STREET

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

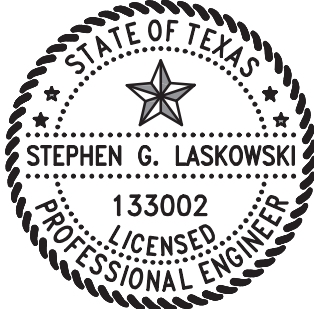
THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.



WALT F. RAKOWITZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6435, STATE OF TEXAS
515 W. OAKLAWN, STE. A
PLEASANTON, TEXAS 78064

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, STEPHEN G. LASKOWSKI, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.



STEPHEN G. LASKOWSKI
LICENSED PROFESSIONAL ENGINEER
NO. 133002, STATE OF TEXAS
515 W. OAKLAWN, STE. A
PLEASANTON, TEXAS 78064



NO.	REVISION	DATE	BY
1	PLAT CREATED	08/26/25	SQL
2	PLAT UPDATED	11/10/25	SQL
3	PLAT UPDATED	11/25/25	SQL
4	PLAT UPDATED	01/06/26	SQL
5	PLAT UPDATED	03/02/26	SQL
6	FINAL PLAT	06/25/26	SQL

LEGEND

- D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESMT = EASEMENT
NTS = NOT TO SCALE
OPR = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
PGS. = PAGES
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
LOT NUMBER
1
3.74 AC
○ = FOUND STEEL ROD MONUMENT
△ = FOUND TXDOT CONCRETE MONUMENT
◇ = FOUND WOOD CORNER POST
● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
— = PLAT BOUNDARY LINE
— = LOT LINE
— = ADJOINER
--- = EXISTING CONTOUR
① 60' WIDE X 60' LONG SHARED CROSS ACCESS ESMT (EASEMENTS ARE CENTERED ON COMMON LOT LINES)
② 15' WIDE WATERLINE EASEMENT

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE SUBDIVISION IS IN THE JOURDANTON ISO.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- IF A CULVERT IS INSTALLED, THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES. IF A CULVERT IS NOT INSTALLED, THEN MAKE SURE DRIVEWAY IS CONSTRUCTED IN A MANNER TO NOT BLOCK UPGRADIENT WATER.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
- THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LYTLE, TX 78052. INFORMATION ON BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- WATER SERVICE PROVIDED TO TERRA DE AMPHION SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED TO TERRA DE AMPHION SUBDIVISION BY KARNES ELECTRIC COOPERATIVE, INC.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
- THE SHARED CROSS ACCESS EASEMENTS ARE INTENDED TO PROVIDE UNOBSTRUCTED ACCESS FOR THE BENEFIT OF THE LOT OWNERS TO F.M. HIGHWAY NO. 2146. THE EASEMENTS SHALL REMAIN OPEN AND FREELY ACCESSIBLE TO THE LOT OWNERS, THEIR GUESTS, SUCCESSORS, OR ASSIGNS FOR THE APPLICABLE EASEMENT THAT CROSSES THE LOT OWNERS LOT LINE.
- THE MAINTENANCE OF THE SHARED CROSS ACCESS EASEMENTS AND DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, OR THEIR SUCCESSORS OR ASSIGNS FOR THE PORTION OF THE EASEMENT ON THE LOT OWNER'S LOT (30' WIDE X 60' LONG). THE MAINTENANCE OF THESE SHARED CROSS ACCESS EASEMENTS AND DRIVEWAYS SHALL NOT BE THE RESPONSIBILITY OF TXDOT OR ATASCOSA COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN THE ATASCOSA COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

TXDOT NOTES:

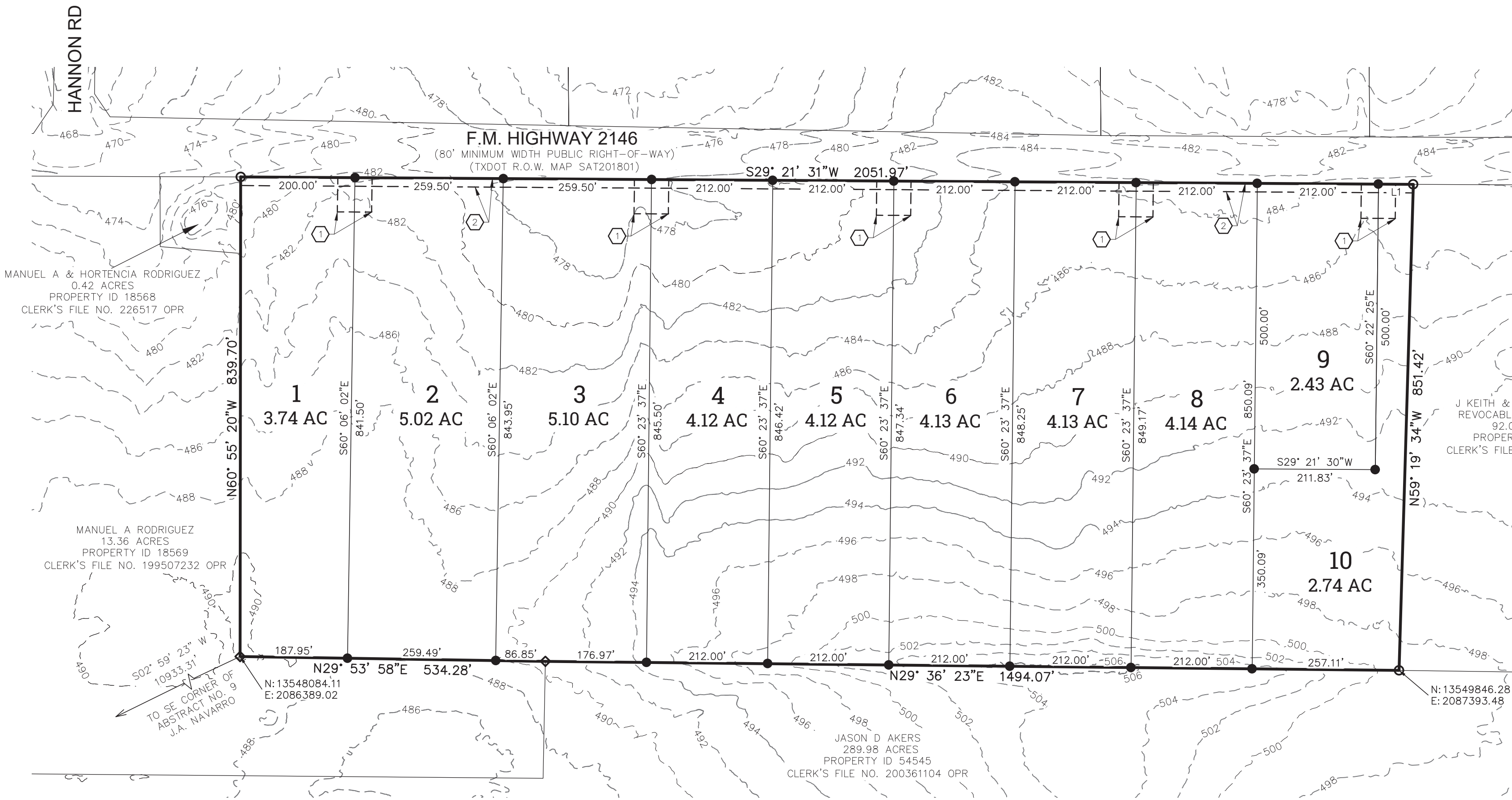
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- DEVELOPER IS RESPONSIBLE TO CONSTRUCT ALL DRIVEWAYS BEFORE ANY LOTS ARE SOLD.
- DEVELOPER IS REQUIRED TO OBTAIN ALL MUNICIPAL APPROVALS REQUIRED BEFORE TXDOT PERMITTING WILL BE ISSUED.
- DEVELOPER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND/OR ADJUSTMENTS.
- DRIVEWAYS WITHIN TXDOT R.O.W. ARE THE SOLE MAINTENANCE RESPONSIBILITY OF ADJACENT LOT OWNER(S), THEIR SUCCESSORS, OR ASSIGNS IN WHICH THE DRIVEWAY SERVES.
- BOTH LOT OWNERS, THEIR SUCCESSORS, OR ASSIGNS OF EACH LOT SHARING A DRIVEWAY SHALL HAVE EQUAL RESPONSIBILITY TO MAINTAIN ADEQUATE DRAINAGE OF THE DRIVEWAY TO PREVENT WATER FROM BACKING UP TO OR ONTO TXDOT ROADWAYS.
- TXDOT OR ANY OTHER PUBLIC AGENCY SHALL NOT HAVE ANY MAINTENANCE RESPONSIBILITY ON A DRIVEWAY WITHIN TXDOT R.O.W. UNLESS TXDOT OR ANY OTHER PUBLIC AGENCY DAMAGE THE DRIVEWAY DURING A MAINTENANCE OR CONSTRUCTION PROJECT.

SETBACK NOTE:

BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
50' FRONT (ROADWAY SIDE)
20' BACK (REAR)
10' SIDE

PROPERTY INFORMATION
PROPERTY ID: 189626
LEGAL ACRES: 40.00
LEGAL DESC: A85 A00009 J NAVARRO SV-46,
40 ACRES

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	60.97'	S29° 21' 31"W



PLAT OF

TERRA DE AMPHION SUBDIVISION

ESTABLISHING LOTS 1 - 10, BEING A TOTAL OF 39.64 ACRES, OUT OF A 40.00 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 255646, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND ALSO LYING IN THE J.A. NAVARRO FOUR LEAGUE GRANT SURVEY NO. 46, ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS.

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
515 W OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

OWNER/DEVELOPER:
FM 2146 LTD, BY ITS GENERAL PARTNER,
SBI DEVELOPMENT, INC.
1155 LOOP 337
NEW BRAUNFELS, TX 78130-3431
(830) 237-9680

SURVEYOR'S NOTES:

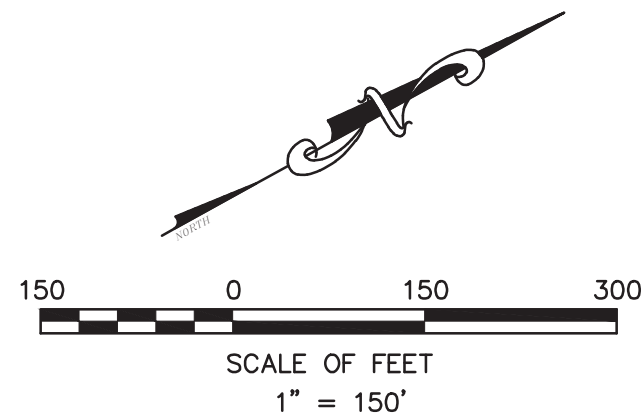
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

FLOODPLAIN NOTE:

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0175C EFFECTIVE NOVEMBER 4, 2010.

BENTON CITY WATER SUPPLY CORPORATION (WSC) NOTES:

- THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ON BEHALF OF THE OWNER AND OWNER'S SUCCESSORS AND ASSIGNS, INCLUDING BUT NOT LIMITED TO THE OWNERS OF THE LOTS SHOWN ON THIS PLAT, ACKNOWLEDGE AND AGREE THAT BENTON CITY WATER SUPPLY CORPORATION WILL NOT PROVIDE WATER SERVICE TO THE SUBDIVISION OR TO ANY LOT WITHIN THE SUBDIVISION UNLESS AND UNTIL THE OWNER ENTERS INTO AN AGREEMENT WITH BENTON CITY WSC FOR NONSTANDARD SERVICE AND FULLY PERFORMS THE AGREEMENT. BENTON CITY WSC MAKES NO REPRESENTATION THAT OWNER HAS OR WILL ENTER INTO OR FULLY PERFORM THE AGREEMENT REQUIRED FOR BENTON CITY WSC TO SUPPLY WATER TO THE SUBDIVISION OR LOTS.
- THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY BENTON CITY WSC FOR EASEMENTS ONLY. IF OWNER ENTERS INTO AN AGREEMENT WITH BENTON CITY WATER SUPPLY CORPORATION AND FULLY PERFORMS THE OBLIGATIONS UNDER THAT AGREEMENT TO THE SATISFACTION OF BENTON CITY WSC, THEN, (A) THE OWNER, ITS SUCCESSORS AND ASSIGNS, DEDICATES THE WATER TRANSMISSION AND DISTRIBUTION FACILITIES TO BENTON CITY WSC UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BENTON CITY WSC AND (B) UPON REQUEST OF AN OWNER OF THE LOT AND PAYMENT OF THE REQUIRED FEES, BENTON CITY WSC WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE OWNER, BUT NOT OTHERWISE.
- THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO BENTON CITY WATER SUPPLY CORPORATION, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTOR'S PROPERTY, AS WELL AS GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL PUBLIC OR PRIVATE STREETS AND ROADS, AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, STRUCTURE, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH BENTON CITY WSC. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.
- ANY MONETARY LOSS TO BENTON CITY WSC, ITS SUCCESSORS OR ASSIGNS, RESULTING FROM REMOVAL OF A BUILDING, STRUCTURE, CONCRETE SLAB, OR WALLS, MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, BENTON CITY WSC WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.
- IF OWNER PAYS BENTON CITY WSC FOR THE REQUIRED FACILITIES TO AND WITHIN THE SUBDIVISION, BUT NOT OTHERWISE, THE PUBLIC WATER MAIN SYSTEM WILL BE DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 250 GPM CONTINUOUSLY FOR A MINIMUM OF TWO HOURS AT 20 PS RESIDUAL PRESSURE TO MEET TCEQ FIRE FLOW REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES MUST BE REVIEWED PRIOR TO APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE ATASCOSA COUNTY FIRE MARSHAL.
- THE NUMBER OF WATER EQUIVALENT DWELLING UNITS (EDU) FOR THE SUBDIVISION PLAT IS LIMITED TO THE NUMBER KEPT ON FILE AT BENTON CITY WSC.
- THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENT HELD BY BENTON CITY WSC UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER/DEVELOPER:
FM 2146, LTD., BY ITS GENERAL PARTNER,
SBI DEVELOPMENT, INC.
BY JAMES C. STOLTE, JR., ITS PRESIDENT
1155 LOOP 337
NEW BRAUNFELS, TX 78130-3431

STATE OF TEXAS §
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES C. STOLTE, JR., KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF , 2026 A.D.

NOTARY PUBLIC

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 3

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS DAY OF , 2026 A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

COUNTY ATTORNEY